



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ११, अंक २२]

सोमवार, एप्रिल ७, २०२५/चैत्र १७, शके १९४७

[पृष्ठे ७, किंमत : रुपये ४.००

असाधारण क्रमांक ५१

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मुंबई ४०० ०३२, दिनांक २८ मार्च २०२५.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२३/अनौसं-४९/प्र.क्र. १०७/२०२४/नवि-१३ .—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर)(यापुढे ज्याचा उल्लेख “ उक्त मंजूर नियमावली ” असा करण्यात आलेला आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./ कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून ती दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त मंजूर नियमावलीमधील प्रकरण क्र. १० (City Specific Regulations) यामध्ये नागपूर शहरासाठीच्या विशेष नियमावलीमध्ये कामगार चाळींचा पुनर्विकास व पुनर्वसनासंबंधी तरतूद नसल्याने नागपूर महानगरपालिकेच्या हद्दीमधील एकमेव मॉडेल मिल कामगार चाळींचा पुनर्विकास व पुनर्वसन प्रस्तावास परवानगी देताना अनेक नागपूर महानगरपालिकेस अडचणी निर्माण झाल्या आहेत. त्यामुळे उक्त मंजूर नियमावलीमध्ये मिल कामगार चाळींचा पुनर्विकास व पुनर्वसन करण्याबाबतची तरतूद अंतर्भूत करण्याची विनंती नागपूर महानगरपालिकेने शासनास केली आहे ;

आणि ज्याअर्थी, नागपूर महानगरपालिकेची उक्त विनंती विचारात घेता, व सार्वजनिक हिताचे दृष्टीने उक्त मंजूर नियमावलीमध्ये या सूचनेसोबतच्या परिशिष्ट-अ मध्ये नमूद केल्याप्रमाणे कामगार चाळींचा पुनर्विकास व पुनर्वसन करण्याबाबतची नव्याने तरतूद समाविष्ट करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख “ उक्त प्रस्तावित फेरबदल ” असा करण्यात आलेला आहे.) असे शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाच्या कलम ३७ (१कक) (क) व २०(३) मधील तरतुदीप्रमाणे शासनास प्राप्त अधिकारांचा वापर करून सूचना क्र. टिपीएस-२४२२/१७४१/प्र.क्र.१५२/२०२२/नवि-१३, दिनांक ४ जुलै २०२३ रोजी प्रसिद्ध करून सूचनेसोबत जोडलेल्या “ परिशिष्ट-अ ” मध्ये नमूद केलेनुसार, उक्त प्रस्तावित फेरबदलाच्या अनुषंगाने आम जनतेकडून सूचना/ हरकती मागविण्याकरिता तसेच संबंधितांची सुनावणी घेऊन शासनाकडे उक्त अधिनियमाच्या कलम ३७ (१कक) (क) व २०(३) मधील तरतुदीप्रमाणे नमूद वैधानिक कार्यवाही पूर्ण करून अहवाल सादर करण्यासाठी शासनाने विभागीय सहसंचालक, नगररचना नागपूर विभाग, नागपूर यांची “ अधिकारी ” म्हणून नियुक्ती केली होती. (यापुढे ज्याचा उल्लेख ‘उक्त नियुक्त अधिकारी’ असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त दिनांक ४ जुलै २०२३ रोजीची सूचना **महाराष्ट्र शासन राजपत्र** असाधारण भाग-एक-अ- नागपूर विभागीय पुरवणी मध्ये, दिनांक ३० नोव्हेंबर २०२३-६ डिसेंबर २०२३ मध्ये पृष्ठ क्र.१-५ वर प्रकाशित करण्यात आली होती आणि “ उक्त नियुक्त अधिकारी ” यांनी त्यांचा अहवाल उक्त अधिनियमाच्या कलम ३७ (१ क क) आणि २०(३) अंतर्गत विहित केलेली वैधानिक कार्यवाही पूर्ण केल्यानंतर संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत दिनांक १३ मार्च २०२४ रोजी शासनास सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांचा अहवाल विचारात घेतल्यानंतर आणि संचालक, नगररचना महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रस्तावित फेरबदल, मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१कक) (ग) आणि कलम २० (४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :

(अ) मंजूर एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील प्रकरण क्र.१०.३, नागपूर शहरासाठीच्या विशेष नियमावलीमध्ये (City Specific Regulations) कामगार चाळींचा पुनर्विकास व पुनर्वसनाबाबत नवीन तरतूद समाविष्ट करण्याकरिता (उक्त प्रस्तावित फेरबदलास सोबतच्या परिशिष्ट-अ मध्ये सविस्तरपणे नमूद केल्याप्रमाणे) मंजुरी देण्यात येत आहे.

(ब) सदर मंजूर फेरबदल, सदर अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून अमलात येईल, असे निश्चित करीत आहे.

सदरची अधिसूचना, कामकाजाचे सर्व दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

१. विभागीय सहसंचालक, नगररचना, नागपूर विभाग, नागपूर.
२. आयुक्त, नागपूर महानगरपालिका, नागपूर.
३. सभापती, नागपूर सुधार प्रन्यास, नागपूर.
४. सहायक संचालक, नगररचना, नागपूर शाखा कार्यालय, नागपूर.

Schedule A

**Accompaniment to the Government in Urban Development Department Notification
No. TPS-1823/UOR-49/CR.107/2024/UD-13, dated 28th March 2025**

Regulation of UDCPR-2020	Proposed Modification	Modification sanctioned u/s. 37(1AA) (a) and 20(4) of the MR and TP Act, 1966
Chapter-10 City Specific Regulations 10.3	<p>New Regulation No. 10.3.5</p> <p>Additional FSI for dangerous building in congested area and outside congested area</p> <p>For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons, of the same having been decided unsafe by or under lawful order of Nagpur Municipal of Corporation shall be allowed subject to conditions that the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However if the rehabilitation area plus 50% SL incentive FSI is less than FSI be permissible, the incentive built up area may be allowed over and above the permissible FSL.</p> <p>The reconstruction shall be subject to following conditions :—</p> <p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.</p>	<p>New Regulation No. 10.3.5</p> <p>Additional FSI for dangerous building in congested area and outside congested area</p> <p>For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons, of the same having been decided unsafe by or under lawful order of Nagpur Municipal of Corporation shall be allowed subject to conditions that the total FSI shall be the FSI required for rehabilitation of existing tenants / occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However if the rehabilitation area plus 50% SL incentive FSI is less than FSI be permissible, the incentive built up area may be allowed over and above the permissible FSI.</p> <p>The reconstruction shall be subject to following conditions :—</p> <p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.</p>

<p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation / NIT before commencement or undertaking reconstruction of the new building.</p> <p>(c) The landlord & Tenants / Occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.</p> <p>(d) No construction or reconstruction shall or be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.</p> <p>(e) All the certified tenants shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.mt. (300 sq. ft) or existing carpet area whichever is more subject to maximum carpet area up to 70 sq. mt. (753 sq. ft.) and in case of occupants in the mill chawls minimum carpet area of 27.88 sq.mt. Free of cost or actual area in possession whichever is more but maximum upto 70 sq.mt. Limit.</p>	<p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation /NIT before commencement or undertaking reconstruction of the new building.</p> <p>(c) The landlord & Tenants / Occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.</p> <p>(d) No construction or reconstruction shall or be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.</p> <p>(e) All the certified tenants shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.mt. (300 sq. ft) or existing carpet area whichever is more subject to maximum carpet area up to 70 sq. mt. (753 sq. ft.) and in case of occupants in the mill chawls minimum carpet area of 27.88 sq.mt. Free of cost or actual area in possession whichever is more but maximum upto 70 sq.mt. Limit.</p>
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सदरची अधिसूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे / नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

डॉ. प्रतिभा भदाणे,
शासनाच्या सहसचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 28th March 2025

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1823/UOR-49/CR.107/2024/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as “ the said sanctioned Regulations ”) for the state except Municipal Corporation of Greater Mumbai, and some Planning Authorities under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) *vide* Notification No. TPS-1818/CR.238/18/DP. and RP./Sec.37 (1AA) (c) and sec.20(4)/UD-13, dated 2nd December 2020 ;

And whereas, in the Chapter 10 of the said sanctioned regulations (City Specific Regulations) under the Special provisions for Nagpur Municipal Corporation, there is no provision for the re-construction/redevelopment of Labour Mill Chawl, a lot of problems were faced while granting permissions to the Reconstruction and Redevelopment of the only Model Mill Chawl in Nagpur Municipal Corporation therefore Nagpur Municipal Corporation has requested State Government to include the new provision in respect of Reconstruction and Redevelopment of Model Mill Labour Chawl ;

And whereas, considering the request of Nagpur Municipal Corporation, and in the larger public interest the Government in Urban Development Department is of the opinion that it is necessary to include a new provision in respect of Reconstruction and Redevelopment of Labour Mill Chawl in the said Unified Development Control and Promotion Regulation as mentioned in Schedule-A appended with this notice (hereinafter referred to as “the said proposed modification”) ;

And proposed whereas, in exercise of the powers conferred under section 37(1AA) and 20(3) of the said Act and all other powers enabling in that behalf, the Government has published a Notice No.TPS-2422/1741/CR.152/2022/UD-13 dated 4th July 2023 for inviting suggestions/objections from general public in respect to the said Proposed Modification as mentioned in the Schedule-A appended to the said notice and appointed the Divisional Joint Director of Town Planning Nagpur Division, Nagpur as an “ Officer ” (hereinafter referred to as “ the said Officer ”) to completed procedure as stipulated under section 37(1AA) and 20(3) of the said Act and to submit report on the objections/suggestions received in respect of the Proposed Modification to the Government after giving hearing to the concerned persons ;

And whereas, the said Notice dated 4th July 2023 was published in the *Maharashtra Government Gazette* Extra Ordinary Part-One-A, Nagpur Division dated 30th November 2023-6th December 2023 in the Page No.1-5 and the said ‘ Officer ’ has submitted his report to Government through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under section 37(1AA) and 20 (3) of the said Act *vide* letter dated 13th March 2024 ;

And whereas, after considering the report of the said ‘ Officer ’ and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said proposed modification is required to be sanctioned.

Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(a) and 20(4) of the said Act, the Government hereby :—

A. Sanctions the said proposed modification in the Unified Development Control and Promotion Regulations (UDCPR) in respect of inclusion of New Regulation for Re-construction and Redevelopment of Labour Mill Chawls in Unified Development Control and Promotion Regulation No.10.3 for Nagpur Municipal Corporation under City Specific Regulations. (as described more specifically in the (Schedule-A) appended herewith.

B. Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

This Notification shall be kept open inspection to the general public in the following offices for the period of one month, on all working days.

1. The Divisional Joint Director of Town Planning, Nagpur Division, Nagpur.
2. The Commissioner Nagpur Municipal Corporation.
3. The Chairman, Nagpur Improvement Trust, Nagpur.
4. The Assistant Director of Town Planning, Nagpur Branch Office, Nagpur.

Schedule A

**Accompaniment to the Government in Urban Development Department Notification
No. TPS-1823/UOR-49/CR.107/2024/UD-13, dated 28th March 2025**

Regulation of UDCPR-2020	Proposed Modification	Modification sanctioned u/s. 37(1AA) (a) and 20(4) of the MR and TP Act, 1966
Chapter-10 City Specific Regulations 10.3	<p>New Regulation No. 10.3.5</p> <p>Additional FSI for dangerous building in congested area and outside congested area</p> <p>For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons, of the same having been decided unsafe by or under lawful order of Nagpur Municipal of Corporation shall be allowed subject to conditions that the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However if the rehabilitation area plus 50% SL incentive FSI is less than FSI be permissible, the incentive built up area may be allowed over and above the permissible FSL.</p> <p>The reconstruction shall be subject to following conditions :-</p>	<p>New Regulation No. 10.3.5</p> <p>Additional FSI for dangerous building in congested area and outside congested area</p> <p>For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons, of the same having been decided unsafe by or under lawful order of Nagpur Municipal of Corporation shall be allowed subject to conditions that the total FSI shall be the FSI required for rehabilitation of existing tenants / occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However if the rehabilitation area plus 50% SL incentive FSI is less than FSI be permissible, the incentive built up area may be allowed over and above the permissible FSI.</p> <p>The reconstruction shall be subject to following conditions :-</p>

<p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.</p> <p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation / NIT before commencement or undertaking reconstruction of the new building.</p> <p>(c) The landlord & Tenants / Occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/ they shall allot to all the occupants in the original building accommodation in the new building.</p> <p>(d) No construction or reconstruction shall or be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.</p> <p>(e) All the certified tenants shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.mt. (300 sq. ft) or existing carpet area whichever is more subject to maximum carpet area up to 70 sq. mt. (753 sq. ft.) and in case of occupants in the mill chawls minimum carpet area of 27.88 sq.mt. Free of cost or actual area in possession whichever is more but maximum upto 70 sq.mt. Limit.</p>	<p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.</p> <p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation /NIT before commencement or undertaking reconstruction of the new building.</p> <p>(c) The landlord & Tenants / Occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/ they shall allot to all the occupants in the original building accommodation in the new building.</p> <p>(d) No construction or reconstruction shall or be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.</p> <p>(e) All the certified tenants shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.mt. (300 sq. ft) or existing carpet area whichever is more subject to maximum carpet area up to 70 sq. mt. (753 sq. ft.) and in case of occupants in the mill chawls minimum carpet area of 27.88 sq.mt. Free of cost or actual area in possession whichever is more but maximum upto 70 sq.mt. Limit.</p>
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This Notification is also available on the Government website www.maharashtra.gov.in (Acts/ Rules).

By order and in the name of the Governor of Maharashtra,

Dr. PRATIBHA BHADANE,
Joint Secretary to Government.